



VICINITY MAP - NOT TO SCALE



**Washington County Planning Commission Meeting  
March 11, 2008**

**Item #9. SITE PLAN APPROVAL.** Review plans for a 2,400 square foot metal building for a warehouse rental within the M-1 (Manufacturing) Zone near Veyo, Utah. Allen Feller, applicant.

The planner explained that the commissioners will be looking at a site plan review and addressing the site development standards within the M-1 zone, Chapter 11: 10-11-3 and 10-11-4: Special Provisions, Washington County Zoning Ordinance. This material was handed out on the field trip.

Dan Brown, representative for the applicant, said that there are four trees in front of the proposed building, with lights on each corner of the building. Fire hydrants are planned at distances of four hundred fifty (450) feet and eight hundred (800) feet on the property line. There is adequate parking, but there may be a need to change one of the spaces to disabled and add an additional parking space. The property fronts on a fifty (50) foot asphalt road. There are no plans for manufacturing, only maintenance and storage of maintenance equipment. There will be a six (6) foot sight obscuring fence.

There was a lengthy discussion about site development standards listed in the County Ordinances, Issues that the applicant will address include fire suppression, lighting, fencing, a dumpster on site, and either a sight obscuring fence or an approved planting strip. There will be a need to adhere to the Urban Wildland Interface Code requirements in order to obtain a building permit. The applicant was also informed that intentions for the remaining property, including an existing pit will need to be noted.

**Motion was made by Commissioner Balen to approve the Site Plan for a 2,400 square foot metal building within the M-1 Zone near Veyo, Utah, subject to Staff's requirements addressing the fire suppression, garbage, lighting, trees, and the fencing on the west side. Also, for the applicant to submit a proposed site plan for the remaining portion of the property, where the pit is located. Commissioner Cropper seconded the motion. Four (4) commissioners voted Aye. The motion carried.**